

**AGENDA
ZONING REVIEW BOARD
NOVEMBER 4, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-21-74** An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of the City Of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow: MR-MU (Multifamily Residential Multiunit) zoning district and regulations; minimum parking requirements; accessory dwellings; to promote a diversity of housing options and increase housing affordability; and for other purposes
ALL NPU's
2. **Z-21-85** An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition of a "Short-Term Rental" and to allow a short-term rental as a use in certain zoning districts; and for other purposes
ALL NPU's
3. **Z-21-91** An Ordinance by Zoning Committee to rezone from MRC-3-C (Mixed Residential Commercial Conditional) to MRC-3-C (Mixed Residential Commercial Conditional) for a major site plan amendment for property located at **480 17th Street NW** fronting 312 feet on the east side of Northside Drive NW commencing at a 5/8-inch rebar found at the intersection of the easterly right of way line of Northside Drive and southerly right of way line of 17th Street Depth: varies Area: 6.158 acres, Land Lot 148, 17th District, Fulton County, Georgia
OWNER: SEK NORTHSIDE, LLC
APPLICANT: SOUTHEASTERN/ M. HAKIM HILLIARD
NPU E COUNCIL DISTRICT 8
4. **Z-21-92** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **681 Whitehall Street SW** fronting 75 feet on the north side of Whitehall Street SW commencing at the intersection of the northern right-of-way of Whitehall Street with the eastern right-of-way Central of Georgia Railway; thence proceed north 73°23'24" east a distance of 134.0' to the true point of beginning Depth: 95.1 feet Area: 0.14 acres, Land Lot 108, 14th District, Fulton County, Georgia
OWNER: PHILLIP & THOMAS REAL ESTATE HOLDINGS LLC
APPLICANT: KEVIN EDWARDS
NPU V COUNCIL DISTRICT 12

AGENDA
ZONING REVIEW BOARD
NOVEMBER 4, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING

5. **Z-21-93** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to NC-15 (Westview Neighborhood Commercial District) for property located at **1411 South Gordon Street SW** fronting 87.13 feet on the west side of South Gordon Street SW being all that tract or parcel of land lying and being in Land Lot 14 & 1/2 , Block G, West End Park Subdivision as per plat recorded in Plat Book 4, Pages 104-105, Fulton County Records, said plat by reference is made a part hereof, being improved property known as No. 1411 South Gordon Street, according to the present system of numbering houses in the City of Atlanta, Fulton County, Georgia Depth: 95.1 feet Area: 0.14 acres, Land Lot 140, 14th District, Fulton County, Georgia
OWNER: R. GARY SPENCER
APPLICANT: ERIC V. PEEK
NPU T COUNCIL DISTRICT 10
6. **Z-21-95** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2229 Bicknell Street SW** fronting 145 feet on the south side of Bicknell Street SW beginning at the northeast intersection of Bicknell Street or Drive with Bagwell Drive (formerly South Pryor Road) Depth: 211 feet Area: 0.43 acres, Land Lot 70, 14th District, Fulton County, Georgia
OWNER: CM3 CAPITAL VENTURES, LLC
APPLICANT: MICHELE KEATON
NPU Z COUNCIL DISTRICT 12
7. **Z-21-97** An Ordinance by Councilmember Carla Smith to rezone certain properties in the Boulevard Heights Neighborhood from R-4 (Single Family Residential) to R-4B-C (Single Family Residential Conditional) to encourage compatibility of new construction with existing residential properties; and for other purposes
NPU W COUNCIL DISTRICT 1
8. **Z-21-110** An Ordinance by Councilmember Carla Smith to rezone certain properties within the Summerhill Neighborhood from the R-4B-C (Single-Family Residential Conditional) to the R-4B-C (Single-Family Residential Conditional) for a change in conditions; and for other purposes
NPU-V COUNCIL DISTRICT 1
9. **U-21-21** An Ordinance by Zoning Committee for a special use permit for non-residential uses or establishments exceeding 7,500 square feet pursuant to 16-40.003(4)(A) for property located at **1055 (aka 1041) Howell Mill Road NW** fronting 242 feet on the east side of Howell Mill Road beginning at a 1/2" iron pin and plastic cap placed at the intersection of the easterly right-of-way line of Howell Mill Road with the north right-of-way line of Eleventh Street Depth: varies Area: 1.749 acres, Land Lot: 150, 17th District, Fulton County, Georgia
OWNER: DEVELOPMENT AUTHORITY OF FULTON COUNTY
APPLICANT: FLIGHT CLUB STAR METALS LLC
NPU E COUNCIL DISTRICT 3

10. **U-21-23** An Ordinance by Zoning Committee for a special use permit for a preschool pursuant to 16-06.005(1)(B) for property located at **1088 Bouldercrest Drive SE** fronting 220 feet on the east side of Bouldercrest Drive beginning at the southeast corner of Land Lot 146 Depth: 728 feet Area: 5.8 acres, Land Lot: 146, 15th District, DeKalb County, Georgia
OWNER: BEREAMENNONITECHURCH
APPLICANT: LEAHCAULEY
NPU W COUNCIL DISTRICT 5

DEFERRED CASES

11. **Z-20-19** An Ordinance by Zoning Committee to rezone from I-2-C/BL (Heavy Industrial Conditional/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **99 University Avenue SW** fronting 525 feet on the north side of University Avenue commencing at the intersection of the northerly right-of-way line of University Avenue (aka Georgia State Route 54 and Georgia State Route 42) and the easterly right-of-way line of Pryor Road, SW; thence leaving the said point of commencement and running with the aforesaid northerly right-of-way line of University Avenue SE; thence southeast 217.14 feet; thence southeast 56.58 feet; thence southeast 199.18 feet to a point of beginning Depth: varies Area: 11.81 acres, Land Lot 73 And 74, 14th District, Fulton County, Georgia
OWNER: ROBERT J. FAULS, JR.
APPLICANT: MRCT INVESTMENTS, LLC
NPU V COUNCIL DISTRICT 12
12. **Z-21-47** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-2 (Residential General Sector 2) for property located at **1818 Lakewood Avenue SE** fronting 52.50 feet on the south side of Lakewood Avenue starting at a point located at the intersection of the southwesterly right-of-way of Owen Street and the southeasterly right-of-way of Lakewood Avenue said point being the point of beginning Depth: 150 feet Area: 0.182 acres, Land Lot 58, 14th District, Fulton County, Georgia
OWNER: THE MOM COMMUNITY INC
APPLICANT: IRA CAMPBELL SR AND CHRISTINA SMUCKER
NPU Y COUNCIL DISTRICT 1
13. **Z-21-68** An Ordinance by Zoning Committee to rezone from SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) and SPI-18 SA 6 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) to SPI-18 SA 3 (Mechanicsville Neighborhood Special Public Interest District Subarea 1) for property located at **539 Pryor Street SW, 545 Pryor Street SW and 549 Pryor Street SW** fronting 60.23 feet on the west side of Pryor Street beginning at a point on the west side of Pryor Street 135.7 feet from the northwest corner of South Pryor and Crumley Street Depth: 622 feet Area: .241 acres, Land Lot 76, 14th District, Fulton County, Georgia
OWNER: LYNCH LAND HOLDINGS, LLC
APPLICANT: LYNCH LAND HOLDINGS, LLC
NPU V COUNCIL DISTRICT 4

AGENDA
ZONING REVIEW BOARD
NOVEMBER 4, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING

14. **Z-21-69** An Ordinance by Zoning Committee to rezone from SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) to SPI-18 SA 1 (Mechanicsville Neighborhood Special Public Interest District Subarea 1) for property located at **509 Pryor Street SW** fronting 51.89 feet on the west side of Pryor Street beginning at a pk nail at the intersection of Pryor Street and Richardson Street Depth: 135 feet Area: 0.160 acres, Land Lot 76, 14th District, Fulton County, Georgia
OWNER: LYNCH LAND HOLDINGS, LLC
APPLICANT: LYNCH LAND HOLDINGS, LLC
NPU V COUNCIL DISTRICT 4

END OF AGENDA